

# Metropolitan Development and Housing Agency



# Mission Statement

The mission of MDHA is to create quality affordable housing opportunities, support neighborhoods, strengthen communities and help build a greater downtown Nashville.



# Urban Development

- **Redevelopment Districts**
  - Established to ensure the use and long-term viability of the urban areas that they encompass.
    - Land Use Controls
    - Design Review
    - Tax Increment
    - Acquisition and Eminent Domain



# Community Development

- Metropolitan Nashville-Davidson County Consolidated Plan (2013 – 2018)
  - Regulated by 24 CFR Part 91
  - Annual Action Plan 2015 – 2016 Public Comment period ends March 30, 2015
- HOME, CDBG, ESG, HOPWA
  - Funding levels vary and are generally decreasing; roughly \$7.3M for 2015 total
  - Various programs, a part of which are for affordable housing.
  - Most programs executed by Non-profits, but funds administered by MDHA



# Consolidated Plan Priorities

1. Increase Supply of Affordable Housing
2. Strengthen Collaboration among Service Providers
3. Increase access to Healthy Food Choices
4. Decrease Homelessness
5. Implement Place-Based Strategies for Community Development
6. Provide Summer Youth Programs for low/mod Youth & Children
7. Provide Housing Assistance for Persons with HIV/AIDS
8. Affirmatively Further Fair Housing Choice



# Funding History – By Grant (page 34)

	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>
2005	\$ 5,622,641.00	\$ 3,399,015.00	\$ 217,772.00	\$ 840,000.00
2006	\$ 5,049,225.00	\$ 3,144,909.00	\$ 216,274.00	\$ 737,000.00
2007	\$ 5,104,777.00	\$ 3,113,721.00	\$ 217,772.00	\$ 757,000.00
2008	\$ 4,846,903.00	\$ 2,980,179.00	\$ 219,948.00	\$ 795,000.00
2009	\$ 4,984,105.00	\$ 3,270,421.00	\$ 215,801.00	\$ 829,966.00
2010	\$ 5,393,336.00	\$ 3,263,718.00	\$ 218,915.00	\$ 903,441.00
2011	\$ 4,508,020.00	\$ 2,880,319.00	\$ 341,417.00	\$ 911,759.00
2012	\$ 4,262,373.00	\$ 1,791,694.00	\$ 390,383.00	\$ 900,557.00
2013	\$ 4,694,678.00	\$ 1,855,995.00	\$ 310,953.00	\$ 852,786.00
2014	\$ 4,606,281.00	\$ 1,933,490.00	\$ 381,390.00	\$ 914,427.00
<b>2015</b>	<b>\$ 4,625,859.00</b>	<b>\$ 1,770,963.00</b>	<b>\$ 410,588.00</b>	<b>\$ 923,834.00</b>



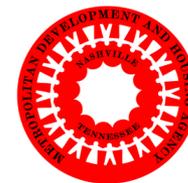
# CDBG Project Budget *(breakout of page 35)*

Program	2015 Allocation	Estimated Program Income	Carryforward	TOTAL
Acquisition & Related Activities	\$ 115,000.00	\$ 0.00	\$ 0.00	\$ 115,000.00
Administration & Planning	\$ 925,170.00	\$ 40,000.00	\$ 0.00	\$ 965,170.00
Economic Development	\$ 725,299.00	\$ 0.00	\$ 465,000.00	\$ 1,190,299.00
Housing	\$ 2,020,390.00	\$ 210,000.00	\$ 800,000.00	\$ 3,030,390.00
Public Facilities & Infrastructure	\$ 250,000.00	\$ 50,000.00	\$ 400,000.00	\$ 700,000.00
Public Services	\$ 565,000.00	\$ 0.00	\$ 100,000.00	\$ 665,000.00
Other: Nonprofit Capacity Building	\$ 25,000.00	\$ 0.00	\$ 25,000.00	\$ 50,000.00
<b>TOTAL</b>	<b>\$ 4,625,859.00</b>	<b>\$ 300,000.00</b>	<b>\$ 1,790,000.00</b>	<b>\$ 6,715,859.00</b>



# Housing Activities (page 39)

<b>CDBG</b>	Acquisition	\$ 115,000.00	1	Properties
	H/O Rehab	\$ 1,890,390.00	190	Households
	HVAC Replacement	\$ 300,000.00	60	Households
	Rental	\$ 250,000.00	7	Households
	DPA	\$ 50,000.00	5	Households
	Delivery	\$ 490,000.00	N/A	N/A
	Services	\$ 50,000.00	N/A	N/A
	NP Capacity Building	\$ 50,000.00	10	Entities
	Total CDBG	\$ 3,195,390.00		
<b>HOME</b>	Homebuyer (DPA)	\$ 200,000.00	20	Households
	Homebuyer (NC)	\$ 181,200.00	1	Households
	H/O Rehab	\$ 109,067.00	2	Households
	Rental (Rehab)	\$ 160,000.00	3	Households
	Rental (NC)	\$ 1,704,867.00	20	Households
	Total HOME	\$ 2,355,134.00		
<b>TOTAL CDBG &amp; HOME</b>		<b>\$ 5,550,524.00</b>		



# Affordable Housing

- Affordable housing is housing deemed affordable to those with a modest income, 120% Area Median Income (AMI) or less, where housing costs, including utilities, does not exceed 30% of a family's disposable income.
- Disposable income is a family's total compensation, including salary, overtime, bonuses, commissions and paid leave, less the deduction of health insurance premiums and current personal taxes.

\*Source: U.S. Department of Housing and Urban Development; definition is for rental units only; does not address ownership.



# Income Levels for Affordable Housing

- Modest income could be defined as between 80% and 120% of AMI. For Nashville, AMI is \$64,000 for a family of four (\$51,200 - \$76,800).
- Moderate income as 60% to 80% AMI. For Nashville, \$38,400 - \$51,199. Affordable housing for moderate income levels are also described as workforce housing.
- Low income is defined as 30% to 60% AMI; \$19,200 to \$38,399 for Nashville.
- Extremely or very low income is defined as below 30% AMI; less than \$19,200 in Nashville for a family of four. Very low and extremely low income levels generally qualify for Federally subsidized affordable housing.



# Federal Housing Act of 1937

- Catherine Krause Bauer Wurster (1905 – 1964)
  - Colleague and friend of Eleanor Roosevelt
  - Creator of “Housers”
  - Information and Operations Director of the U.S. Public Housing Agency 1934 – 1936
  - Author of the Federal Housing Act of 1937
- Federal Housing Act of 1937
  - No housing agency can be a part of local government
  - No Public Housing land or buildings owned by a local Public Housing Agency (PHA); deed held under a declaration of trust
  - USG committed to provide sufficient funds under operating and capital appropriations to maintain “safe and affordable Public and Indian Housing



# MDHA Section 8

- 7,481 families served through HUD subsidized housing vouchers provided under Section 8 of the Federal Housing Act:
  - 6,591 Housing Choice Vouchers
  - 416 Veteran Homeless Vouchers
  - 348 Shelter Plus Care & Single Room Occupancy Program
  - 94 Housing for People with Aids
  - 32 Project Based Vouchers for Homeless Veterans
- 30% and below Area Median Income (AMI)
- 1,200 landlords currently accepting vouchers, but we need more
  - Call Norman Deep at 615-252-6517



# MDHA Section 9 Public Housing

- Through the federal subsidized public housing program, MDHA provides housing to more than 5,399 families.
  - 20 properties
  - Four types of public housing
    - Contemporary
    - Elderly and Disabled
    - Elderly Only
    - Family
- 30% and below Area Median Income (AMI)



# Contemporary Properties

- Completely rebuilt since 2000
  - Residents must have at least \$10,400 in annual income and pay their own utilities.
- Historic Preston Taylor
  - J. Henry Hale
  - Levy Place
  - Parkway Terrace
  - Vine Hill Apartments



Levy Place



# J. Henry Hale Apartments



# Elderly and Disabled Properties

- Residents must be at least 50 years old or disabled.

- Hadley Park Towers
- Madison Towers
- Parthenon Towers
- Vine Hill Towers



Parthenon Towers



# Elderly Only Properties

- Residents must be 62 years of age or older.
  - Carleen Batson Waller Manor
  - Edgefield Manor
  - Gernert Studio Apartments



Gernert Studio Apartments



Edgefield Manor



# Family Properties

- The following properties are made up of a mix of individuals, families and seniors:

- Andrew Jackson Courts
- Cayce Place
- Cheatham Place
- Cumberland View
- Edgehill Apartments
- Napier Place
- Sudekum Apartments
- Neighborhood Housing (Scattered Sites)



Cheatham Place



Neighborhood Housing



# Market Rate Units

- A total of 125 market rate units mixed in among four public housing properties
  - 1 bedroom rates start at \$630
  - 2 bedroom rates start at \$671
  - 3 bedroom rates start at \$767
- Historic Preston Taylor Apartments
- J. Henry Hale
- Levy Place
- Vine Hill



Historic Preston Taylor Apartments



# MDHA-Owned Affordable Housing

- MDHA-owned affordable housing or rent restricted properties

- Conviser Drive
- Georgia Court
- Lenore Gardens
- Nance Place
- Ryman Lofts
- Townhomes at Montague
- Uptown Flats



Nance Place



# Other Nashville Affordable Housing

- HUD subsidized Project Based Rental Assistance (PBRA) provided under Section 8 of the Federal Housing Act: **7234 apartments/families** (30% AMI; private owners with 20 year contracts to USG HUD; James Robertson)
- IRS subsidized Low Income Housing Tax Credit (LIHTC) provided through Tennessee Housing Development Agency (THDA): **5244 apartments/families** (60% AMI; private owners, non-profits and MDHA)

Source: HUD and THDA;

Does not address HOME, CDBG, non-profit or voluntary affordable housing rates by owners



# USG Housing Programs Supporting Nashville

- Section 8 of the Federal Housing Act (HUD)
  - PBRA (private owners)
  - PBV (MDHA - \$45,000/year)
  - Housing Choice Vouchers (\$35M/year, MDHA)
- Section 9 of the Federal Housing Act (HUD, \$33M/yr, MDHA)
- LIHTC (THDA administered) – Private, MDHA and non-profits
- HOME, CDBG, ESG, HOPWA (About \$6M/year, MDHA)
  - Various programs, a part of which are for affordable housing.
  - Most programs executed by Non-profits, but funds administered by MDHA



# HOME Funding

- In conjunction with the Barnes Fund, MDHA awarded \$3.3 million in HOME and UDAG funds to 3 nonprofits in 2014.
  - 43 new affordable housing units to be completed in 2015
- MDHA awarded \$1.7 million to developer for gap financing for a multi-family development with 240 new affordable units. Construction to begin this year.



# Envision Cayce: Major Themes

- Preserve public and affordable housing units; minimize disruption to residents
- Retain/improve key community assets
- Retain, but improve park and open space
- Expand retail options
- Maximize neighborhood potential – views and proximity to downtown, highway, gateway to East Nashville



# Envision Cayce: Highlights

- Meetings with Cayce Place Residents
- Meeting with Lenore Garden Residents
- Public Meetings + Community Charette
- Community Advisory Group (CAG)
- Interviews with key stakeholders
- Door to Door Resident Survey
- Market Assessment
- Existing Conditions Assessment



# Envision Cayce: Master Plan



